138.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,700 / 870,700
					USE VALUE:	870,700 / 870,700
					ASSESSED:	870,700 / 870,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBAUM DAVID
Owner 2:	MOFFATT CHENOWETH
Owner 3:	
Street 1:	42 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STEWART MARIA B/ETAL -
Owner 2:	STEWART KEVIN R -
Street 1:	42 VENNER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7114.000	357,600		513,100	870,700
Total Card	0.163	357,600		513,100	870,700
Total Parcel	0.163	357,600		513,100	870,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.68 | /Parcel: 498.6

Legal Description

User Acct 88728

GIS Ref

GIS Ref

Insp Date 08/31/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0004-0002.0

!10694!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,700	0	7,114.	513,100	870,800	870,800	Year End Roll	12/18/2019
2019	101	FV	282,400	0	7,114.	541,600	824,000	824,000	Year End Roll	1/3/2019
2018	101	FV	282,400	0	7,114.	399,100	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	279,300	0	7,114.	382,000	661,300	661,300	Year End Roll	1/3/2017
2016	101	FV	279,300	0	7,114.	353,400	632,700	632,700	Year End	1/4/2016
2015	101	FV	264,200	0	7,114.	296,400	560,600	560,600	Year End Roll	12/11/2014
2014	101	FV	264,200	0	7,114.	289,600	553,800	553,800	Year End Roll	12/16/2013
2013	101	FV	264,200	0	7,114.	275,900	540,100	540,100		12/13/2012

PRINT

Date	Time
12/11/20	00:58:35

LAST REV

Date	Time
09/14/17	10:38:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10694

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART MARIA B	39462-344		6/6/2003		520,000	No	No		
GLACKEN JOHN F	24878-570		9/27/1994		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	88728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	497	Manual	1,799					air sealing & insu
10/9/2007	908	Redo Bat	10,000			G9	GR FY09	
5/2/2001	248	Add Bath	2,500	C				ADD 1/2 BATH
11/1/1995	631		10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	Meas/Inspect	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
10/2/2003	MLS	MM	Mary M
11/2/2000	Hearing Chag	189	PATRIOT
4/24/2000	Inspected	276	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7114		Sq. Ft.	Site		0	90.	0.80	10			Med. Tr	-10					513,073						513,100	

Total AC/HA: 0.16331 | Total SF/SM: 7114 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 513,073 | Spl Credit | Total: 513,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	10
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28405797
Const Adj.:	0.98980200
Adj $ / SQ:	165.225
Other Features:	95661
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485878
Depreciation:	128272
Depreciated Total:	357606

COMMENTS

SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

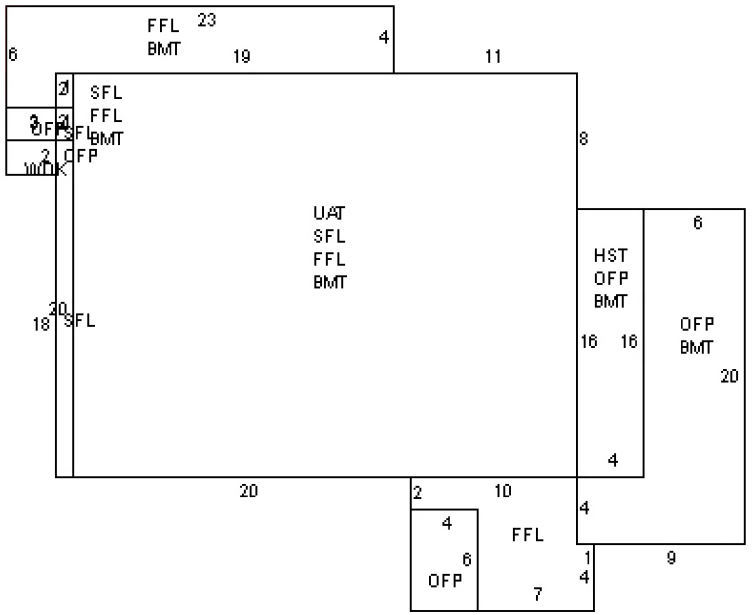
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.75
Special Features:	0	Val/Su Net:	115.58
Final Total:	357600	Val/Su SzAd	215.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	49.570	50,559
FFL	First Floor	880	165.230	145,398
SFL	Second Floor	744	165.230	122,928
OFP	Open Porch	232	23.370	5,422
UAT	Upper Attic	180	90.870	16,357
HST	Half Story	32	165.230	5,287
WDK	Deck	6	15.840	95
	Net Sketched Area:	3,094	Total:	346,046
Size Ad	1656	Gross Are	3666	FinArea 1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	